



CITY OF DURHAM | NORTH CAROLINA

Date: December 20, 2011

To: Thomas J. Bonfield, City Manager

Through: Theodore L. Voorhees, Deputy City Manager

From: Joel Reitzer, Director, Director, General Services Department
John Gregory, Asst. Director, General Services Department
Kendrick Williams, Sr. Project Manager, GSD Project Management

Subject: Church Street Parking Deck Structural Repairs

EXECUTIVE SUMMARY

The Church Street Parking Deck was built in 1974. In May 2011, the City of Durham contracted with Kimley-Horn and Associates (KHA) to perform a condition assessment of the structure. This report noted areas of concern ranging from traffic striping and painting to structural repairs, waterproofing issues and exterior brick repairs. KHA proposed a recommended course of action based on items identified as Priority 1 (life safety and envelope repairs), Priority 2 (functionality improvements and deferred maintenance), and Priority 3 (aesthetic improvements and repairs). In FY2011-2012, City Council approved a CIP request for \$750,000.00 to supplement existing funds to repair the Priority 1 items. General Services recommends the City of Durham contracts with Kimley-Horn and Associates, Inc. for professional services for design and construction documents for repair of the Priority 1 items identified in the assessment report. KHA was the original Engineer of Record on the Church Street Parking Deck and has intimate knowledge of the extent of repairs necessary due to their investigations during the assessment phase.

RECOMMENDATION

The Department of General Services recommends that the City Council:

1. Authorize the City Manager to execute a professional services contract with Kimley-Horn and Associates, Inc. for an amount not to exceed \$66,900.00; and
2. Establish a design contingency in the amount of \$6,700.00, and authorize the City manager to execute amendments to Kimley-Horn and Associates, Inc. Professional Services Contract provided the total cost does not exceed \$73,600.00.

BACKGROUND

The Church Street Parking Deck, built in 1974, was designed by Kimley-Horn and Associates, Inc. There have been no major alterations, improvements, or maintenance efforts undertaken at the deck since it was constructed. In June 2011, City Council appropriated \$750,000 to address the needs at Church Street Parking Deck.

In March 2011, the City contracted with KHA to provide a comprehensive assessment report, completed in May 2011, so that a plan of action could be undertaken. The Condition Assessment Report prioritized current and future needs at the deck:

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| 1. Structural repairs and associated waterproofing, masonry and drainage - | \$830,000.00 |
| 2. Traffic marking, re-striping, panic devices, and other improvements - | \$433,000.00 |
| 3. Overall cleaning, painting and other misc. repairs and improvements - | \$606,000.00 |
| TOTAL RECOMMENDED REPAIRS/IMPROVEMENTS - | \$1,863,000.00 |

In the Fall 2011, the General Services Department negotiated with KHA to perform design services for the Priority 1 items.

ISSUES/ANALYSIS

Structural integrity and repairs need to be addressed before the deck loses operational functionality. This parking deck services key areas of downtown, such as City of Durham and Durham County facilities, Durham Performing Arts Center (DPAC), and other attractions. Maintaining the full functionality of the parking deck is a key element to a successful downtown.

ALTERNATIVES

The City Council could elect to go through a Request for Qualifications (RFQ) process. This process would add time to the project schedule and delay repair to the deck. KHA is intimately familiar with the parking deck and has performed a comprehensive condition assessment. They will be able to produce construction documents for bid in an appropriate timeframe. To complete this project without delay, staff recommends this option.

The City Council could elect not to proceed with the repairs at the Church Street Parking Deck. Staff recommends against this alternative. Failure to repair the items identified as Priority 1 could result in closure of the deck for safety reasons.

FINANCIAL IMPACTS

Project Funding Sources

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2009-2010 Limited obligation bonds (deferred maintenance)	\$508,000.00
2011-2012 CIP Budget authorization	\$750,000.00
Total appropriated funds	\$1,258,000.00

Funding Uses Summary:

KHA Condition Assessment & Report	\$28,300.00
Design Services	\$66,900.00
Design Contingency	\$6,700.00
SubTotal Design Services	\$101,900.00
Other Owner's Expenses	\$63,600.00
Available for Construction	\$950,000.00
Construction Contingency (15%)	\$142,500.00
SubTotal Construction	\$1,156,100.00
Total Project Budget	\$1,258,000.00

SDBE SUMMARY

SECTION TO BE UPDATED FROM EO/EA UPON REVIEW

The Equal Opportunity/Equity Assurance Department reviewed the proposal submitted by Ratio Architects, Inc to determine compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting. The goals for this project are MSDBE 1% and WSDBE 1%. It was determined that Kimley-Horn and Associates, Inc. are in compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting.

SDBE REQUIREMENTS

SECTION TO BE UPDATED FROM EO/EA UPON REVIEW

Kimley-Horn and Associates, Inc. will subcontract to the following certified firms:

Firm	ID	City/State	Amount	% of Contract
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The MSDBE and WSDBE goals were XXXXXXXXXX.

WORKFORCE STATISTICS

SECTION TO BE UPDATED FROM EO/EA UPON REVIEW

Workforce statistics for Kimley-Horn and Associates, Inc. are as follows:

Total Workforce	X	
Total Females	X	(0%)
Total Males	X	(0%)
Black Males	X	(0%)
White Males	X	(0%)
Other Males	X	(0%)
Black Females	X	(0%)
White Females	X	(0%)
Other Females	X	(0%)